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From THE NEWS-POST

Frederick, Md., October 8, 2973.

150 - ACRES TOTAL CA TRUSTEE'S SALE OF SMALL FARM AND MOUNTAIN LOTS IN FREDERICK COUNTY, MARYLAND NEAR EMMITSBURG

By virtue of a Decree of the Circuit Court for Frederick, Maryland in Equity (No. 24,020 Equity), the undersigned Trustees will offer for sale at the Mt. Manor Motel and Restaurant US Soute 15 North at Emmitsburg, Maryland.

SATURDAY, OCTOBER 6, 1973

AT 11:00 O'CLOCK A.M.

the following parcels of land, with improvements thereon and Mountain Tracts located West of Emmitsburg, Maryland.

PARCEL I: All those contiguous parcels containing 45-1/2 acres improved with a 2-1/2 story brick dwelling, metal roof, 8 fooms and bath with basement, having hot and cold water from gravity-fed spring. No central heat. A 1/2 acre pond, other farm outbuildings and a 2 story frame tenant house with electricity. PARCEL II: It being unimproved containing 10 acres of land,

more or less. PARCEL III: It being unimproved containing 20 acres, 9 rods and 23 perches of land, more or less.

PARCEL IV: All those 2 mountain lots containing 6 acres. PARCEL V: All those tracts of mountain timber land containing

8-1/4 acres and 5 perches, more or less. PARCEL VI: A mountain lot containing 23-1/4 acres, more or

PARCEL VII: A mountain lot containing 40 acres, more or less.

PARCEL VIII: A mountain lot containing 13 1/4 acres, more or PARCEL IX: Parcel of land about 1/4 mile Southwest of Em-

mitsburg, containing 88 square perches of land, more or less. PARCEL X; All that mountain wood lot containing 3 acres, more

The above parcels of land being the same real estate owned by the late Felix A. Stouter at the time of his demise and conveyed unto Anna G. Haley and M. Wayne Haley, her husband, et al. by George G. Menke and Kay Menke, his wife, by deed dated November 19, 1970 and recorded in Liber 882, folio 282, one of the Land Records of Frederick County.

MANNER OF SALE: Individual parcels will first be offered for sale. Then combinations of parcels shall be offered. After all bidding has been completed, all the properties will be offered as a unit. These bids will be totalled, then compared. The highest bid will control the sale to the prospective buyer or buyers. The order of sale will be announced by auctioneer on day of sale.

POSSESSION: All unimproved parcels immediately upon final settlement. PARCEL I subject to the present tenant's rights. TERMS OF SALE: A deposit of ten (10%) per cent of the purchase price, in cash or check acceptable to Trustees at time of sale. The balance in cash or check acceptable to Trustees at time of sale. The balance in cash or check acceptable to Trustees with interest at six (6%) per cent per annum from the date of sale to the date of settlement, payable within five (5) days after final ratification of the sale. Yaxes and all public charges to be adjusted to date of sale. All costs of conveyancing including documentary and transfer taxes to be at the expense of the purchaser or purchasers.

INSPECTION: There will be a showing of all the properties on September 15 and 16, 1973. Headquarters for the showing of the improved and unimproved properties will be the Mt. Manor Motel and Restaurant, US Route 15 North at Emmitsburg, Maryland 25 miles North of Frederick, Maryland. All prospective purchasers are invited to come inspect the properties. A representative of the undersigned auction company will guide clients to the various properties. Plats, maps and topographic material will be made available from the auctioneer and will also be available at the showing September 15 and 16 and on the day of sale. Many of the lots have read frontage. All are located within ten minutes of a small town with schools, churches and shopping.

LEGAL DESCRIPTION: For a more detailed legal description refer to the Trustees advertisement as will appear in the Frederick News and Post on September 19 and 26 and October 3, 1973.

INFORMATION: Any other requests for information may be directed to O. J. Keiler, a representative of the auction company.

W. JEROME OFFUTT, " HERBERT D. MORRISON.

SIDNEY L. BLOOM, Attorney TRUSTEES Offutt, Haugh & Bloom, P.A. 22 West Second Street

Advertisement of This is to certify that the annexed Land Auction was published in The Frederick Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the sixth day of October 19 73.

THE NEWS-POST

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